

FOR SALE

Office/Flex/Light Manufacturing Building

5501 & 5405 Airport Freeway, Haltom City, TX 76117

Property Details:

Building Size: 4,850 SF

Land Size: 41,600 SF (0.955 acre)

Sale Price: ~~\$1,139,750.00 (\$235/SF)~~ \$1,091,250.00 (\$225/SF)

Year Built: 1979 (Renovated in 2008 & 2017)

Single tenant office/flex building – This property is ideal for a Buyer-User who values maximum visibility to heavy drive-by traffic and fenced lot for additional parking or secure outdoor storage.

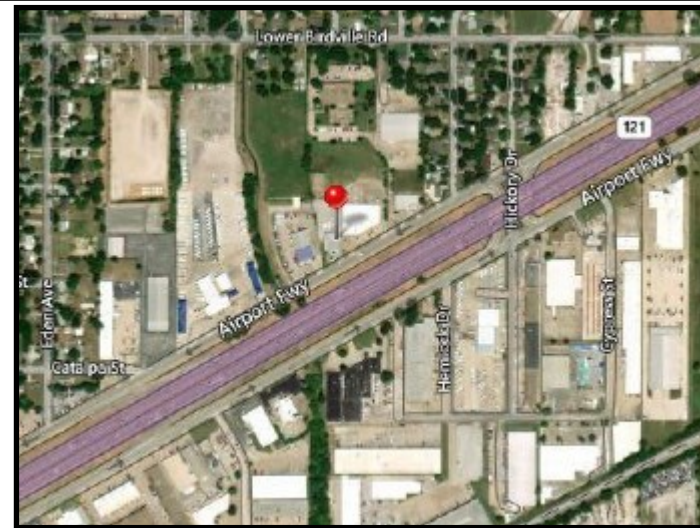
Features:

- The property features a tall modern pole sign that will maximize the occupant's exposure and visibility to heavy traffic along SH 121.

-There is ample secure fenced and paved lot behind the building for a business requiring additional parking or outdoor storage. There is an additional 0.357 acres of land behind the fenced lot that is included with the property, offering the buyer additional potential use or development opportunities.

-Efficient floor plan is ideal for a small to medium size business to operate from. Layout includes lobby/reception, 5 large offices with windows including 1 XL Executive Office, 2 restrooms, conference room, training room, break room/kitchenette, work/copy room, administrative staff room, several large storage rooms and storage closets.

-Fixtures, furniture & equipment (FFE) and high-tech video security system are available for additional consideration.



CONTACT:

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PRESENTED BY:

SIDECAR COMMERCIAL REAL ESTATE, LLC

3201 Dallas Pkwy., #200

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ABOUT HALTOM CITY, TX:

Haltom City is an inner suburb of Fort Worth, a principal city of the DFW Metroplex. The city is 6 miles from downtown Fort Worth, 30 miles from the American Airlines Center in Dallas, and 20 miles from the Dallas/Fort Worth International Airport in Irving. Haltom City is surrounded almost entirely by Fort Worth, North Richland Hills, Watauga, and Richland Hills.

The city is home to 10 parks, a public library, and a recreation center. Haltom City is surrounded by major highways including, Highway 26, Highway 377, SH 121, (NE 28th St) SH 183, and Interstate 820.



<u>Demographics</u>	<u>2 Mile Radius</u>	<u>5 Mile Radius</u>	<u>10 Mile Radius</u>
Population 2022	28,365	244,409	1,084,387
Projected Ann. Population Growth (2022-2027)	1.1%	1.3%	1.4%
# Households 2022	9,404	86,611	391,146
Average Household Income	\$60,775	\$67,651	\$86,030
# of Employed Population	15,133	135,663	437,782

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Pole Sign



Fenced Rear Lot



Rear Lot



Far Rear Lot



Side Lot



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Executive Office



Executive Office



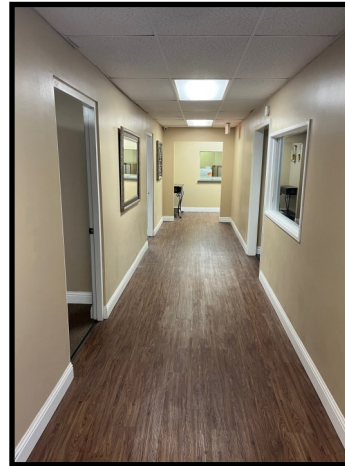
Conference Room



Front Office



Hallway



Reception Area



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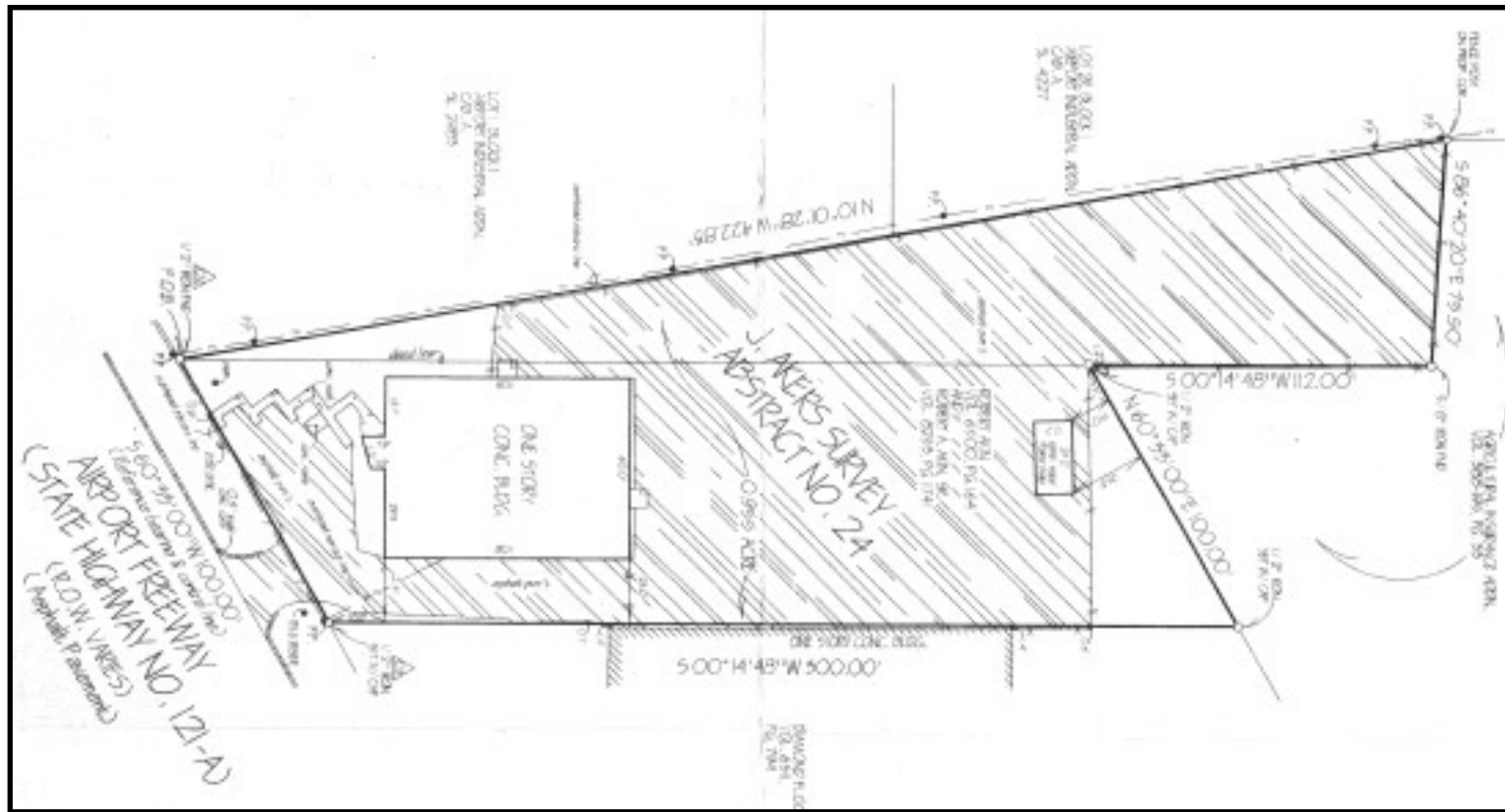
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From Survey



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